

UNOFFICIAL COPY

Doc# 2102555027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2021 11:01 AM Pg: 1 of 4

Dec ID 20201201697928
ST/CO Stamp 1-011-310-560
City Stamp 1-061-539-808

QUITCLAIM DEED

002050931142cc

GRANTOR, MARIUS MORKVENAS, a married man (herein, "Grantor"), whose address is 1555 N. Dearborn, Unit 5D, Chicago, IL 60610, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, HCMM GROUP LLC - 2656 S SAWYER AVE, an Illinois limited liability company (herein, "Grantee"), whose address is 1555 N. Dearborn, Unit 5D, Chicago, IL 60610, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

**Property Address: 2656 S. Sawyer Avenue
Chicago, IL 60623**

Permanent Index Number: 16-26-406-047-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

When recorded return to:
~~HCMM GROUP LLC - 2656 S
SAWYER AVE
1555 N. DEARBORN, UNIT 5D
CHICAGO, IL 60610~~

Send subsequent tax bills to:
HCMM GROUP LLC - 2656 S
SAWYER AVE
1555 N. DEARBORN, UNIT 5D
CHICAGO, IL 60610

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654**

UNOFFICIAL COPY

Dated this 16 day of December, 2020

GRANTOR



MARIUS MORKVENAS

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 12-16-2020, by MARIUS MORKVENAS.

[Affix Notary Seal]

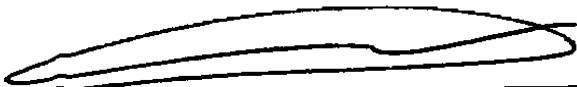
Notary Signature: 

Printed name: Joan Lowery

My commission expires: 12/28/22



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100



Signature of Buyer/Seller/Representative

12/16/2020
Date

Clerk's Office

UNOFFICIAL COPY

STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/16 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said _____
this 16 day of December, 2020
Notary Public [Signature]



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/16 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said _____
this 16 day of December, 2020
Notary Public [Signature]



UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOT 29 IN PINKERT AND WITTKER'S SUBDIVISION OF SECTION 26, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.